121.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,900 / 895,900
					USE VALUE:	895,900 / 895,900
					ASSESSED:	895,900 / 895,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STIPP DAVID ETAL TRUSTEES
Owner 2:	DAVID A STIPP & ALICIA K
Owner 3:	RUSSELL REVOCABLE TRUST
Street 1:	21 HOPKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STIPP DAVID -
Owner 2:	RUSSELL ALICIA K -
Street 1:	21 HOPKINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Stucco Exterior and 1753 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4032.000	405,700	3,300	486,900	895,900
Total Card	0.093	405,700	3,300	486,900	895,900
Total Parcel	0.093	405,700	3,300	486,900	895,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.05 /Parcel: 511.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77918

GIS Ref

GIS Ref

Insp Date 12/07/17

!9353!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,700	3300	4,032.	486,900	895,900		Year end	12/23/2021
2021	101	FV	394,000	3300	4,032.	486,900	884,200		Year End Roll	12/10/2020
2020	101	FV	394,000	3300	4,032.	486,900	884,200	884,200	Year End Roll	12/18/2019
2019	101	FV	298,800	3300	4,032.	513,900	816,000	816,000	Year End Roll	1/3/2019
2018	101	FV	296,500	3300	4,032.	378,700	678,500	678,500	Year End Roll	12/20/2017
2017	101	FV	296,500	3300	4,032.	362,400	662,200	662,200	Year End Roll	1/3/2017
2016	101	FV	296,500	3300	4,032.	335,400	635,200	635,200	Year End	1/4/2016
2015	101	FV	289,700	3300	4,032.	281,300	574,300	574,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:55:26

LAST REV

Date	Time
02/07/19	08:09:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9353

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STIPP DAVID,	72153-410		1/23/2019	Convenience	1	No	No		
BROWN MICHAEL M	28411-203		4/6/1998		337,500	No	No		Y

USER DEFINED

Prior Id # 1:	77918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2006	176	Re-Roof	6,354					
12/23/1998	866	Manual	2,000					ADD 2 SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Inspected	BS	Barbara S
11/18/2017	Info At Door	HS	Hanne S
2/12/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
7/20/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4032		Sq. Ft.	Site		0	90.	1.34	10									486,865						486,900	

Total AC/HA:	0.09256	Total SF/SM:	4032	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,865	Spl Credit		Total:	486,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28605533
Const Adj.:	1.00969899
Adj $ / SQ:	168.809
Other Features:	106000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498380
Depreciation:	92699
Depreciated Total:	405682

COMMENTS

SHARE GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

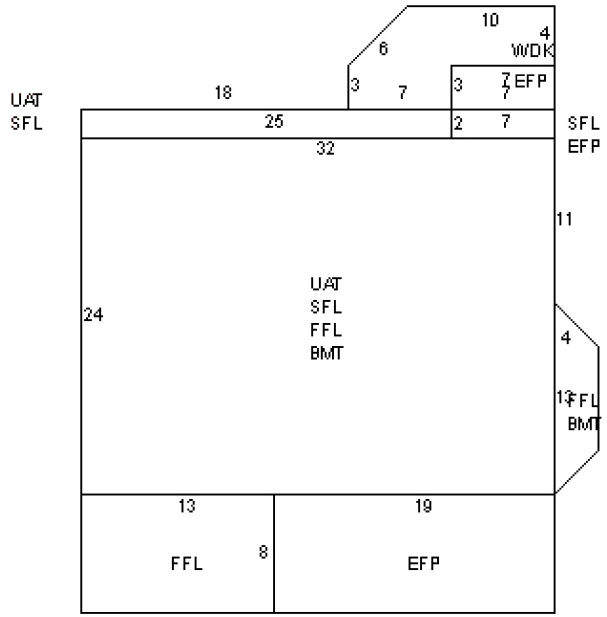
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.69
Special Features:	0	Val/Su Net:	139.46
Final Total:	405700	Val/Su SzAd	245.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	902	168.810	152,265
BMT	Basement	798	50.640	40,413
SFL	Second Floor	749	168.810	126,404
UAT	Upper Attic	205	92.840	18,987
EFP	Enclos Porch	187	42.190	7,889
WDK	Deck	69	16.160	1,115

	Net Sketched Area:	2,909		Total:	347,073
Size Ad	1650.7999	Gross Area	3606	FinArea	1753

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1940	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc